

**FAIRFAX DEVELOPMENT REVIEW BOARD
HEARING MINUTES**

Tuesday January 23, 2018

Request of Gabriel Handy for a Sketch Plan Review of a proposed 5-lot Planned Unit Development of an approximate 10.06 acre parcel which is identified in the Town Land Records as 134 Rood Mill Road (RM0134). Refer to all applicable provisions of the Fairfax Development Regulations, adopted February 14, 2011, Amendments adopted August 15, 2011, September 29, 2014 and September 19, 2016.

Members Present: Jason Heyer, Martha Varney, Michelle Dufresne & Claude Rainville

Public Present: Amber Soter, Z.A., Thomas James, Barbara Simoneau, Mary Kay Raymond, Ian Mercer, Morgan Serke, Alexis Kozar, Daniel Fantoni, Karen Bates, Joey Pidgeon, Jason Pidgeon, Jamie Pidgeon

7:45 PM- J. Heyer called the Hearing. Introductions were made, the warning was read, and parties were sworn in.

Joey Pidgeon presented the sketch plan. He is a co-applicant of this project. It was determined this is 6 lots because the common land counts as a lot. Four of the houses will be on community septic and one house will be on its own (the existing house). Each will have their own wells. There was discussion about garbage, either an enclosure, community dumpster or asking the hauler to go up the road. There will be a homeowners association.

The boundary line was not drawn to the road. This needs to be looked at by the surveyor, this could potentially change the acreage of the parcels. They are going to be setting one new power pole and then going underground with the power. All the easements are on common land. The road is common land and provides access to the back parcel of common land.

The applicants need to obtain an Access Permit and Road Name from the Selectboard.

Daniel Fantoni asked about the existing culvert and if there will be a new culvert. The applicants stated there will be a new culvert and there is a ditch currently. Ideas were discussed about the routing of storm water. This is also a conversation to be had with the Fairfax Town Road Foreman.

Karen Bates asked about a 30' buffer from here property. Currently there is that because of the easement for the well on the common land and the setbacks. She requested some type of privacy to be planted, hedges or fencing. The applicants told **Bates** that they would look and see if they could come to mutual ground on something. She also asked about septic/well shields and well quality/pressure. She was told about the process for the shields and she will receive proper notice of those once the waste water permit is applied for. She also asked if the association would prohibit ATV's. The applicants aren't inclined to do so.

Other questions were about the type of homes. Currently, it is planned for Colonials with basements. They are unsure if the current double wide mobile home will stay or be replaced.

8:30 PM- M. Dufresne moved to accept sketch plan and determine this a minor subdivision and move on to the preliminary and final plan hearings. **M. Varney 2nd**. All in favor.

The follow up hearing for this is scheduled for February 13, 2018.

Respectfully submitted,
Amber Soter, Zoning Administrator, DRB & Planning Commission Coordinator

Signed: _____ **Date:** _____

For the Development Review Board

These minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.